

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		DECATUR ST, ARLINGTON

OWNERSHIP

Owner 1:	WALSH CHRISTINE M			
Owner 2:				
Owner 3:				
Street 1:	55 DECATUR STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	DANEHY ANNE M -		
Owner 2:	-		
Street 1:	55 DECATUR STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1981, having primarily Vinyl Exterior and 2025 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	503,100			503,100		126152
							GIS Ref
							GIS Ref
Total Card	0.000	503,100			503,100	Entered Lot Size	GIS Ref
Total Parcel	0.000	503,100			503,100	Total Land:	Insp Date
Source:	Market Adj Cost	Total Value per SQ unit /Card:	248.44	/Parcel:	248.44	Land Unit Type:	05/05/16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	503,100	0	.		503,100		Year end	12/23/2021	PRINT	
2021	102	FV	493,900	0	.		493,900		Year End Roll	12/10/2020		Date
2020	102	FV	484,600	0	.		484,600	484,600	Year End Roll	12/18/2019	12/29/21	22:37:30
2019	102	FV	476,900	0	.		476,900	476,900	Year End Roll	1/3/2019	LAST REV	
2018	102	FV	431,400	0	.		431,400	431,400	Year End Roll	12/20/2017		
2017	102	FV	384,000	0	.		384,000	384,000	Year End Roll	1/3/2017	05/25/18	08:26:40
2016	102	FV	329,200	0	.		329,200	329,200	Year End	1/4/2016		
2015	102	FV	316,500	0	.		316,500	316,500	Year End Roll	12/11/2014		

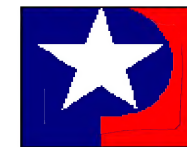
SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	126152
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
3	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

APPRAISED:

Total Card / Total Parcel

503,100

USE VALUE:

503,100 / 503,100

503,100

ASSESSED:

503,100 / 503,100

503,100

Type:	8	- Condo TnHs.	
Sty Ht:	2	- 2 Story	
(Liv) Units:	1	Total:	1
Foundation:	1	- Concrete	
Frame:	1	- Wood	
Prime Wall:	4	- Vinyl	
Sec Wall:	8	- Brick Veneer	10%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BEIGE		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

	Building Number 1.
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GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1981	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G5	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	10.000000000
Name:	7 - 6013

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:	5			BR:	2		Baths:	1		HB 1

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	18.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.2%

CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	0.79629630
Const Adj.:	1.00300002
Adj \$ / SQ:	199.671
Other Features:	35000
Grade Factor:	1.00
NBHD Inf:	1.39999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	615068
Depreciation:	111942
Depreciated Total:	503126

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		5	2	0
Totals				
1		5	2	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,025	199.670	404,33
Net Sketched Area:		2,025	Total:	404,33
Size Ad	2025 Gross Area	2025	FinArea	2025

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
34						
34						
25						

IMAGE

